

**FLORSHEIM**  
HOMES

# 10 Stages of Construction

“ We are here to take the mystery out of building a NEW home. These simple 10 Stages are the basic steps from grading to your final walk thru---enjoy. ”

**- Randy Bling**  
Florsheim President

**FLORSHEIM**  
HOMES

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*All information is subject to change and updates.  
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**HOUSES FOR YOUR LIFE™**

# How Does Our Construction Process Work?

When you choose a Florsheim Home, you are getting more than just a home built of concrete and wood. Every person ---from the President to Customer Service ---puts their heart and soul into making sure that your home is constructed with the greatest care. Rest assured, that if you ever have any questions, you can feel free to talk to any of us! *We are in the business of creating happiness, one home at a time.*

## Glossary

### **City/County Representative**

Building inspectors are employed by the City/County in the Building Department. They are often accredited by the International Committee of Building Officials (ICBO).

### **Close of Escrow**

This is when the title company records the Note and Deed of Trust on your home at the County Recorder's office. At this point, title changes hands and you now own the property.

### **Contract Compliance**

Florsheim Homes is knowledgeable about all contract documents and we will ensure that each house is built per your sales contract and construction options.

### **Décor Options**

The final finishes (carpet, vinyl, wood or tile flooring, and quartz, granite or marble countertops) you choose to personalize your home.

### **Elevation**

This is the exterior design or style of your home. Often referred to as A, B or C, or perhaps by the style itself (i.e. Spanish), the builder pre-determines which elevations are plotted to insure a pleasant and varied streetscene.

### **Finish Plumbing**

Final placement of finish materials - faucet handles, shower handles, shower head, top mount sinks and toilets. At this time the hot water heater is installed and the furnace is hooked up; everything is operable.

### **Floorplan**

This is the actual layout of the home including living, dining, kitchen and bedroom areas. A builder will offer several floorplans and you can choose the best one to suit your needs.

### **Model Home**

A professionally decorated and landscaped house which is representative of a finished home. A model is the showcase, but often builders offer many more plans than are modeled and decorated.

### **Plot map (or plan)**

A plan showing your overall lot configuration and an outline of how your home is sited on the lot. This is normally dimensioned showing front, side and rear setbacks to property lines.

### **Polyseal**

Foam used in window and door openings to weatherproof. Stops most penetration of outside air and will provide great energy savings.

### **Rafter**

Rafter, or truss, is the engineered roof framing system which forms the exterior roofline of your home. Some rafters have a flat lower cord, and some are sloped and this will provide a unique interior space, or volume, within the home.

### **Rough Plumbing**

Installation of plumbing services (under the slab) that supply all of the fixtures in the house. This includes water and waste drainage from bathrooms, kitchen and laundry.

### **Sheetrock**

A thin board consisting of a coat of gypsum covered with heavy paper, used in wide sheets (4x8 and 4x12) as a base for walls. (Also known as drywall).

### **Structural Options**

Items such as dens, lofts, fireplaces or other room options, cabinets, door hardware and plumbing options that you have selected to tailor fit your needs.

Turn the Page  
to Learn More!



# START

Stage  
**1**

## Pre-Construction

You've made the big decision. Now, just a few more choices will start you on the path to your new home.

- At contract signing your structural options will be selected.
- Décor and low voltage options (flooring, countertops, alarm, TV and data) are selected (within 30 days of contract signing).
- Lot is released to construction with a Start Package, once your loan is approved.
- We start your home once we have received:
  1. Structural options
  2. An approved plot plan
  3. Your signed contract
  4. Applicable permits

Stage  
**2**

## Permit Application

While you select your low voltage and décor options, we'll take care of the permits.

- Our Superintendent applies for a permit with local City or County. Structural options must be included with permit submittal.
- Superintendent evaluates options for anticipated start.
- Cannot proceed to Stage Three unless low voltage and décor options have been selected.

Stage  
**4**

## Framing

Your home and dreams begin to take shape.

- Lumber and trusses are delivered.
- The framer lays out and frames all walls and windows.
- All trusses are rolled, set and sheathed.
- The City or County will perform a framing inspection to ensure that all structural options are in place.

Stage  
**3**

## Foundation

Final plotting, plumbing and foundation (including your house, garage and porches) are poured.

- Home is laid out per plot map, trenched and formed (which includes foundation related structural options).
- No new structural options can be chosen at this point (refer to your sales contract package).
- Rough plumbing is installed and inspected.
- The City or County will perform a foundation inspection to ensure that all structural options are installed.

Stage  
**5**

## Interior Mechanical Construction

What's on the inside counts.

- All plumbing, electrical, heat and air is roughed in.
- Sheetrock is delivered to the house.
- Fireplace box is set (if chosen).

Stage  
**6**

## Exterior Shell Construction

What's on the outside counts too.

- Exterior doors and windows are delivered and installed.
- Roofing is installed.
- Exterior siding and stucco lath are installed.

Stage  
**8A**

## Interior Finish

Finishing the top, the bottom, and everything in between.

- All interior trim (doors, window sills and baseboard) is delivered and installed.
- All interior painting is completed.
- Cabinets and hardware are set.
- Bathtub/shower surrounds and countertops are installed.
- The plumbing, electrical, heating and air conditioning systems are now completed.
- Faucets, electrical switch plates, fixtures and the furnace unit, are all installed.
- Shower enclosures are installed.
- All floor coverings are installed.
- Appliances are placed and levelled.
- Fireplace hearth and mantle are installed. (if chosen).

Stage  
**7**

## Frame Inspection

Many inspections ensure that everything is just right.

- All plumbing, electrical, heating, ventilation, air conditioning and exterior weatherproofing are inspected by City or County.
- The City or County will perform a frame inspection.
- Insulation, polyseal and sheetrock are installed and inspected.
- The walls and ceiling are then textured after sheetrock is taped and sanded.

Stage  
**9**

## Detail Finish

Details, details, details...

- All doors, windows, trim, and fixtures are inspected to meet Florsheim standards.
- Final Clean-up is performed.
- Touch-up paint and fine detailing are performed.

Stage  
**8B**

## Exterior Finish

Your home curb appeal takes shape.

- The color stucco coat is applied or painted.
- Driveway and walkways are poured.
- Lot is finish graded.
- Exterior siding is painted.
- Exterior masonry (rock or brick) are completed.
- Landscaping and fencing are installed.

Stage  
**10**

## Welcome Home

### FINISH

Our house becomes your home!

- A Florsheim Superintendent inspects the house prior to the final customer walk through.
- Homeowner orientation walk-thru with the Superintendent.
- Completion of any fine detail or punch list items.
- Your loan funds and closes escrow.
- We present the keys and welcome you to your new home!

These are typical construction stages and are intended to be used as a general guideline. Some functions may occur in different stages, depending on weather, accessibility to lot or availability of product. Florsheim Homes reserves the right to change materials, construction methods and timing as deemed appropriate.

\*Depending on weather, sometimes fencing and landscaping are installed after move-in.